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05/31/23

Accrual Basis

**Blitman Saratoga, LLC**

**Balance Sheet**

As of April 30, 2023

	Apr 30, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
M&T Checking 3440	1,758.79
Total Checking/Savings	1,758.79
Other Current Assets	
Infrastructure Escrow	333,220.05
Mechanics Lien Escrow	1,375.00
Preconfirmation Escrow	600,000.00
Range Hood Escrow 57 Jane	1,200.00
Selling Commissions - Escrow	70,050.00
Total Other Current Assets	1,005,845.05
Total Current Assets	1,007,603.84
Other Assets	
Deferred Construction Costs	
11 Jane Street	5,596.40
47 Jane Street	1,164.31
49 Jane Street	2,288.56
59 Jane Street	12,609.67
6 Katie Lane	181,934.06
8 Katie Lane	119,100.37
9 Jane Street	187,352.02
Deferred Construction Costs - Other	596,985.51
Total Deferred Construction Costs	1,107,030.90
Escrow-Attorney Account	31,100.00
Funds Held by Homestead	17,400.00
Hard Site and Gen Cond	3,999,427.33
Land	415,561.90
Nat Grid Electric Deposit 6&7	87,611.64
Nat Grid Gas Deposit 6&7	75,050.92
Soft Costs	
HOA Fees	268.80
Interest Expense	264,305.86
Management Fees	17,255.73
Office Expense	13,430.86
Property Taxes	131,500.66
Water & Sewer	3,351.85
Soft Costs - Other	1,766,016.40
Total Soft Costs	2,196,130.16
Step Basis Adjustment	102,459.00
Total Other Assets	8,031,771.85
<b>TOTAL ASSETS</b>	<b>9,039,375.69</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	178,858.73
Accrued Expenses-New	9,868.11
Accrued Property Taxes-New	137,849.87
Total Other Current Liabilities	326,576.71
Total Current Liabilities	326,576.71
Long Term Liabilities	
Accrued Interest-Saratoga Fund	170,384.55
Due to Goren Brothers	3,300,000.00
Due to Goren Brothers LP	24,144.24

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Accrual Basis

**Blitman Saratoga, LLC**

**Balance Sheet**

**As of April 30, 2023**

	Apr 30, 23
Due to Goren Cousins LLC	1,700,000.00
Due to Saratoga Funding	2,456,873.59
Due to SV	563,667.00
Purchasers Deposits-Base Cont	81,100.00
Purchasers Deposits-Upgrades	99,469.00
Total Long Term Liabilities	8,395,638.38
Total Liabilities	8,722,215.09
Equity	
Capital-GB	-178,704.71
Capital-GSP	-95,427.01
Capital-HNB	852,128.65
Capital-SV	-79,675.93
Capital-TPK	-56,031.69
Net Income	-125,128.71
Total Equity	317,160.60
TOTAL LIABILITIES & EQUITY	9,039,375.69